



DEPARTMENT OF NATURAL RESOURCES
OFFICE OF LAND AND FACILITIES

NOTICE OF STATE-OWNED LAND FOR SALE

By authority of Act 451, P.A. 1994, as amended.

NOTICE IS HEREBY GIVEN that, State-owned land located in **Calvin Township, Cass County**, is available for sale. **Land Transaction Case #19990163A.**

The Following Property is offered for sale:

Parcel A – Cass County, Calvin Township, T7S, R14W, Section 6; the NW ¼ of the SW ¼, commencing at a point which is N 0° 45' 00" W, 2,078.43 feet from the SW corner of Section 6, T7S, R14W, thence N 88° 00' 29" E, 308.76 feet, thence S 85° 45' 38" E, 163.83 feet, thence N 80° 03' 49" E, 237.60 feet to point "A"; thence along the line between points "A" and "B" a computed from measured distance of 196.39 feet to the Point of Beginning, the computed distance from the POB to point "B" being 76.10 feet, the total distance and bearing between points "A" and "B" being N 74° 57' 28" E, 272.49 feet, thence N 73° 07' 39" E, 301.05 feet, thence 47° 43' 38" E, 128.44 feet and N 48° 23' 34" E, 148.27 feet to the South line of Lake Street extended E'ly, thence N 74° 13' 37" W, 333.02 feet, thence N 5° 15' 11" W, 7.04 feet, thence N 68° 28' 56" W, 19.37 feet, thence S 13° 55' 15" W, 125.29 feet, thence N 69° 33' 14" W, 159.78 feet to point "C"; thence along a line between points "C" and "D" a distance of 50.00 feet to point "E", the total distance between points "C" and "D" being N 75° 52' 56" W, 302.42 feet, thence proceeding S 0° E, 343.02 feet to the POB. Except commencing at a point which is S 2° 25' E, 52.66 feet and S 74° E, 300.0 feet and S 67° 20' E, 179.28 feet and S 2° 25' E, 7.00 feet and S 74° 13' 37" E, 170.34 feet from the SE corner of Lot 15, Smith's Addition to Kamp Kozy according to the plat thereof as recorded in Liber I of Plats, Page 90, thence S 74° 13' 37" E, 162.68 feet, thence S 48° 23' 34" W, 148.27 feet, thence N 74° 18' 43" W, 79.32 feet, thence N 14° 11' 59" E, 125.05 feet to the place of beginning. 2.57 acres.

APPRAISED VALUE: \$140,000.00

It is recommended that all prospective purchasers do their own research as to suitability of the property for the purpose intended. It is also recommended that a personal inspection of the property be conducted. The State of Michigan makes no representations or claims as to fitness for purpose; ingress/egress; conditions; covenants and/or restrictions.

CONDITIONS OF SALE:

- 1) A deposit of ten percent (10%) of the purchase price must accompany your offer.
- 2) Offers less than the price indicated or offers other than cash will not be accepted.
- 3) The State may reserve mineral rights, aboriginal antiquities, and ingress and egress to watercourses across the State-owned land.

Requests for property information sheets and required offer to purchase forms may be directed to the address below or accessed directly on the DNR Web site at www.michigandnr.com.

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Land Transaction Case #19960163A

Property Information

Size: 2.57 Acres

Frontage & Access: 190 feet of road frontage on Lake Street

Topography & Drainage: Basically level.

Cover: Mixture of northern hardwoods.

Soils: NA

Environmental Concerns: None Observed.

Utilities: Electric, telephone and sewers are in the immediate area.

Improvements: None, vacant.

Zoning: Residential.

State Reservations: Aboriginal Antiquities.

Appraised Value: \$140,000.00